

**Town of West Hartford  
Conservation and Environment Commission  
Monday, November 27, 2017, 7:00 PM  
Town Hall, Room 314**

The Commission was called to order at 7:04 P.M.

**Roll Call:** Emily Graner Sexton, Emilee Scott Mooney, Stefanie Wnuck, Ryan Langan, Matt Macunas, and Scott Sebastian were in attendance.

**Old Business:** Matt Macunas motioned to approve of the meeting minutes from November 1, 2017, second by Emilee Scott Mooney. Motion approved unanimously.

**New Business:**

- **38 Wood Pond Road** - Application (IWW #1070) of Jack Kemper, Architect, on behalf of Robert Norman and Laura Craco (R.O.'s), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to raze the existing residence, construct a new single-family dwelling with a footprint of approximately 3,712 s.f. and perform associated site improvements. (Submitted for IWWA receipt on October 2, 2017.)

Representing the applicants, Robert Norman and Laura Craco, was Dave Whitney, Engineer at David F. Whitney Consulting Engineers, LLC.

Mr. Whitney appeared before the Commission on September 25, 2017 regarding the same application and provided updates and revisions on the proposed demolition of the existing home and construction of a new home at this location. The updates and revisions incorporate observations and comments the applicants received from Town officials.

The entire site is located within the upland review area. To minimize the impacts of the project, updates and revisions to the plans include installing two double-silt fences with a seeded area in between, moving the retaining walls farther away from Wood Pond (10-12 feet), a smaller patio, improved grading to reduce runoff, the elimination of a planned second driveway, a house design of 3,694sf (93sf lower than the original plan) that follows the property line and water-edge, raising the new foundation by 6 inches above the existing foundation, substantially reducing the fill-area for the patio, and a four-phase construction plan. The proposed driveway is 965sf larger than the existing driveway. The proposed adjacent rain garden is intended to mitigate runoff from the driveway.

Michael Klein, Soil Scientist at Davison Environmental, surveyed the soil and wetlands. Mr. Klein determined that the edge of Wood Pond is the line of the edge of the Wetlands and that the soil is moderately well drained.

The applicant proposes to remove eight large trees, leaving another 28 trees untouched. Five new trees will be planted, according to Mr. Klein's replanting recommendations. This plan also calls for replacing invasive species with native shrubs and ferns throughout the property.

The applicant proposes to install two rain gardens and two infiltration planters near the new house to mitigate increased flow from the increase in impervious surfaces. The aim of installing rain gardens is to achieve no net change in runoff from the current property.

Staging and equipment will be stationed at the front of the house, utilizing the existing driveway.

The applicant proposes to install a fixed, 10x14 foot dock with concrete pilings in 2018 to meet the guidelines specified by the Woodbridge Lake Association. A backhoe will likely be used to install the pilings.

The CEC expressed its appreciation for the applicant's willingness to come before the Commission again to provide an update, now that far more detail on the project scope and sequencing is available.

- **196 Mountain Road** - Application (IWW #1074) of Patrick Daly (R.O.), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant is proposing a second floor addition and an upper and lower deck off the rear of the home (decks total approximately 516 s.f.). (Submitted for IWWA receipt on December 4, 2017.)

The applicant was represented by Jennifer Morgenthau, Architect, JMA, LLC in Newington, CT.

The applicant proposes to add a second story to the rear portion of the existing structure and to install a two-level deck off the back of the structure, with the footprint of the existing structure to remain the same.

Ten concrete pilings are planned to support the new deck. Technometal pilings may be use as a substitute if the soil proves to be not conducive to concrete pilings. Two trees and bushes, and small amount of soil will be removed. The entire property is within the review area, with Trout Brook located across Mountain Road and to the north of the property. Applicant proposes installing a silt fence along the eastern portion of the property to mitigate runoff. Staging and construction vehicles will use the existing driveway and the area adjacent to the driveway.

**Adjournment:** motioned by Stefanie Wnuck, seconded by Scott Sebastian.